



GALVIN LAW
NEWPORT, RHODE ISLAND

February 17, 2022

Shawn Brown
Town Manager
East Main Road
Middletown RI 02842

Re: Middletown Commons Town Center Conceptual Plan

Dear Mr. Brown:

Consistent with the terms of the Exclusive Negotiating Agreement (the "Agreement") entered into by the parties in January 2022, this letter and its attachments will provide the content identified in Article 2, Section 2.3(c) "Master Plan." This information presents a conceptual development plan for the property in order that said conceptual plan may be reviewed by the Town Council, Planning Board, and the public in workshops. This review should allow MCTC and the Town to determine whether it is worth making the significant additional investments required to bring the project to fruition.

When reviewing the following information, the Town Council, Planning Board and public should keep the context of this project in mind. MCTC responded to the Town's request for information to develop the property. MCTC's proposal included mixed-use retail, restaurants, entertainment uses, multifamily housing, including affordable units, and space for municipal uses. The Town selected MCTC as the entity with the proposal that most suited the Town's vision for the property.

This stage of the negotiation process will further refine MCTC's vision for the property. It is important to consider when reviewing this vision that it not only brings with it the potential to redefine and revitalize this vital commercial corridor in Middletown, but it will bring important financial benefits to the Town. MCTC's conservative financial estimates indicate that this project should result in over \$1,000,000.00 in additional annual revenue to the Town without increasing the tax rate.

As noted, the proposed uses of this project include hotels, residential apartments, and retail, as well as municipal space. The schedule of construction would have the infrastructure laid out first, followed by the construction of the hotels and residential apartments. The retail construction would follow as tenants enter leases and the interior of the retail units can be built to their specifications.

Hotel:

The hotel will consist of approximately 140 rooms comprising approximately 50% extended-stay units (suites with kitchens) and 50% of standard first-class hotel rooms. This development will be affiliated with one of the top 3 major hotel brands in the U.S. such as the Marriott Residence Inn, Hilton Hampton Inn & Suites or the Hilton Homewood Suites. The exterior architectural design will incorporate a non-brand standard exterior presentation in an effort to conform with the Town of Middletown's overall design criteria.

Retail:

The retail segment will include approximately 25,000 SF in a mixed-use neighborhood retail format providing several national and local tenants attracting shoppers seeking everyday services on a weekly basis. This retail component will also include some retail office uses, such as walk-in medial and other professional services typically found in community retail centers. MCTC will attempt to comply with design standards of the Town. However, in certain circumstances, national brands have designs mandated by the national retailers. MCTC will work with these potential tenants and the Town to achieve a pleasing and appropriate design. The project will require two (2) drive-up windows for possible restaurant or bank uses.

Housing:

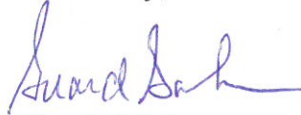
The residential component of MCTC will provide 140 residential apartments. There will be one-bedroom, two-bedroom, and three-bedroom units. The intention for this project is to provide much needed workforce housing. MCTC will contain an affordable housing component. The initial proposal is to designate 10% of housing as affordable housing under the Rhode Island Housing guideline of 120% of Average Median Income [AMI].

Attached hereto as Exhibit A, please find a preliminary site plan showing the general location of the proposed buildings, landscaping, the massing of proposed buildings, roadways, parking and points of ingress and egress. Exhibit B are renderings and elevations.

In the event the Planning Board and Council approve the concepts outlined herein, MCTC intends to work with Solicitor Peter Regan to draft an overlay zoning district that would authorize the uses and dimensional requirements of the project. The proposed overlay district would also be subject to Planning Board review and public comment before the Council determined approval.

Please contact me with any questions about the conceptual development plan laid out in this letter and in its attached exhibits. MCTC looks forward to working with you and the Town collaboratively through this important development process.

Yours truly,



Girard Galvin

Attachments

cc: Peter Regan, Solicitor
Ronald Wolanski, Planner ✓